



Rehabilitation of HISTORICAL PROPERTIES Incentive Program

For additional information

Building Inspections	748-1057
Commissioner of Revenue	748-1281
Economic Development	318-8550
Planning	748-1050
Revitalization Office	318-8674
Treasurer	748-1201

Mission Statement

The Chesterfield County Department of Real Estate Assessments strives to provide accurate, equitable assessments, maintain accurate and up-to-date property records and provide quality services to our property owners.

Chesterfield County Department of Real Estate Assessments

6701 Mimms Loop
Chesterfield, Virginia 23832
804-748-1321



*Providing a FIRST CHOICE community
through excellence in public service*

CCCM 2812 0217



**Chesterfield County
Department of
Real Estate Assessments**

Substantial rehabilitation of any residential or commercial structure that has been designated as a county historical landmark, or is located in an area that has been designated a county historical district, can be considered for partial exemption from real estate taxes.

For those properties that qualify, the amount of the tax exemption is based on the amount of increase in assessed value that is attributable to the rehabilitation work. This exemption does not change, and it transfers with the real estate for a 10-year period. The exemption is limited to the first \$500,000 increase in assessed value.

To Qualify

Historic real estate that has been substantially rehabilitated may be partially exempt from taxation subject to the following:

The County Preservation Committee must approve all improvements to the structure.

The structure must be a designated county historical landmark or located in an area that has been designated a county historical district.

The structure must be 50 years old or older.

Following completion of the rehabilitation work, the assessed value of the structure must be increased by 25 percent or more.

The Process

The Department of Real Estate Assessments (DREA) will administer this program, which incorporates the following requirements:

The appropriate building permits must have been acquired from the County Building Inspector's Office for any work to be performed on the residence.

Within twelve (12) months after the filing date of the building permit application for the rehabilitation, renovation or replacement, the owner of any real estate meeting the criteria stated in this section may apply for an exemp-

tion. The application shall be made on forms provided by the county assessor. There is no application fee.

Upon receiving the application, the county assessor shall determine the base value of the structure, by using the existing assessed value, or, upon request, by inspection. This base value determination shall be effective for two years from the date of determination, but applicants may reapply after this time period expires.

All work must be completed and approved by Building Inspection and DREA must be notified of such completion of work by December 31 in order for the abatement to be effective January 1 of the following calendar year.

All increases in the assessed value during the time the rehabilitation is being performed shall be taxable annually until such time as all work has been completed and approved.

All exemptions shall become effective on January 1 of the year following completion of the rehabilitation work.

How to Apply

Applications for the rehabilitation program can be obtained online at www.chesterfield.gov or by contacting the assessments office at 804-748-1321.

For additional information regarding the designation of historic properties in Chesterfield, contact the County Preservation Committee in the Planning Department at 748-1050. The Department of Real Estate Assessments provides assistance Monday through Friday, 8:30 a.m.-5 p.m.

The Department of Real Estate Assessments also provides information on over 132,000 properties in Chesterfield County online at www.chesterfield.gov. Click on County Departments and then on Real Estate Assessments. Property assessments, sales data, building information, owner history and other property facts are available online.

The Department of Real Estate Assessments welcomes the opportunity to answer questions and discuss assessments throughout the year.